

SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND AGENDA



PLANNING COMMISSION

Paul Alessio, Chairman
Prescott Smith, Vice Chair
Ali Fakhri
Larry S. Kush

Kevin Bollinger
Christian Serena
Renee Higgs

Wednesday, June 26, 2019

5:00 P.M.

MARKED

PLANNING COMMISSION MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 5:00 p.m.

Roll Call - Chair Alessio by phone

Minutes

1. Approval of the June 12, 2019 [Regular Meeting Minutes](#), including [Study Session](#)
Item No. 1: Approved 6-0; Motion by Commissioner Kush, 2nd by Commissioner Higgs.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

CONTINUANCE

2. [20-ZN-2018 \(Jenan Properties\)](#)

The applicant is requesting to continue this case to the August 28th, 2019 meeting

Request by owner for a Zoning District Map Amendment from Single-family Residential District (R1-35) zoning designation to Single-family Residential District, Planned Residential District (R1-10 PRD) zoning designation, including a Development Plan and Amended Development Standards, to create a 14-lot gated community, on a +/- 5.75-acre, site located at 7313 E. Jenan Drive. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Tom Kirk, 480-367-4316.**

Move to continue case 20-ZN-2018 (Jenan Properties) to the August 28, 2019 meeting by a vote of 5-0: Motion by Commissioner Bollinger and 2nd by Commissioner Serena with Commissioners Kush and Vice Chair Smith recusing themselves.

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6. [24-ZN-2018 \(Winery Residences of Scottsdale\)](#)

Request by owner for approval of a zoning district map amendment from Central Business District, Downtown Overlay (C-2 DO) and Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO) to Downtown, Downtown Multiple-Use, Type 2, Downtown Overlay (D/DMU-2 DO), including a Development Plan for a mixed-use project on a +/- 0.37-acre site located at 6951 and 6961 E. 1st Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Todd Trainor, (480) 941-4222.**

- **Move Item #6 24-ZN-2018 (Winery Residences of Scottsdale) to the continuance Agenda per request from the Applicant.**
- **Move to continue case 24-ZN-2018 (Winery Residences of Scottsdale) to the August 14, 2019 meeting by a vote of 7-0: Motion by Commissioner Serena and 2nd by Commissioner Higgs.**

CONSENT AGENDA

3. [14-ZN-2017 \(Braun 20\)](#)

Request by the owner for the approval of a Density Incentive for increases in Natural Area Open Space, to increase the allowed number of lots, from eleven to thirteen, on a Single-family Residential, Environmentally Sensitive Lands (R1-70 ESL) zoned parcel, for a property located at the northwest corner of N. 132nd Street and E. Pinnacle Vista Drive (parcel number 216-77-024C). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, 480-946-5020.**

4. [18-ZN-2018 \(McDowell Mountain Manor\)](#)

Request by owner for a zoning district map amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) zoning district to Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning district, on a +/- 40-acre site, located at the southwest corner of N. Ranch Gate Road and N. 128th Street, to create a 33-lot subdivision. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is David Gulino, (602) 330-5252.**

Move to make a recommendation to City Council for approval of 14-ZN-2017 and 18-ZN-2018 by a vote of 6-0: Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the density Incentive for increase in NAOS criteria have been met, and after determining that the proposed zoning district map amendment and proposed Density Incentive is consistent and conform with the adopted General Plan. 2nd by Commissioner Bollinger with Commissioner Fakhri recusing himself.

5. [19-ZN-2018 \(Fleetwood 6 Townhomes\)](#)

Request by owner for a zoning district map amendment from Central Business District, Downtown Overlay (C-2 DO) to Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD DO) for a 6-unit townhome project on a +/- 0.28-acre site, located at 6900 and 6902 E. 1st Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lance Baker, 480-948-9766.**

7. [4-AB-2019 \(Harper's Place Abandonment\)](#)

Request by owner to abandon 2-feet of public right-of-way (alley) along the eastern boundary of parcel 131-02-110N, with Multiple-family Residential (R-5) zoning, located at 2529 N. Hayden Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kelly Lannan, 480-947-6200.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767).

REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

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Move to make a recommendation to City Council for approval of 19-ZN-2018 and 4-AB-2019 by a vote of 7-0: Motion by Commissioner Bollinger, per the staff recommended stipulations, based upon the finding that the Planned Block Development Overlay criteria have been met, and determine that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan and the Old Town Character Area Plan and after finding that the Abandonment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Fakh.

REGULAR AGENDA

8. [38-UP-2011#2 \(AT&T Pima Inn \(P217\)\)](#)

Request by applicant for approval of a Conditional Use Permit for an existing Type 4 Wireless Communication Facility (WCF) in the form of a 60-foot tall artificial palm tree, with associated ground mounted equipment, located at 7330 N. Pima Road, with Multi-Family Residential District, Planned Community District (R-5 PCD) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Joy Fichiera, 480-735-6902.**

Move to make a recommendation to City Council for approval of 38-UP-2011#2 by a vote of 7-0: Motion by Commissioner Serena, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Kush.

Adjournment - 6:32 p.m.



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